



## **SALISBURY AVENUE, MELTON MOWBRAY**

**Asking Price Of £165,000**

**Three Bedrooms**

**Freehold**



**MID-TERRACED HOUSE**

**CHAIN FREE**

**GREAT FIRST TIME BUY**

**GOOD COMMUTER LINKS**

**INVESTMENT OPPORTUNITY**

**REAR GARDEN**

**CLOSE TO LOCAL SCHOOLS**

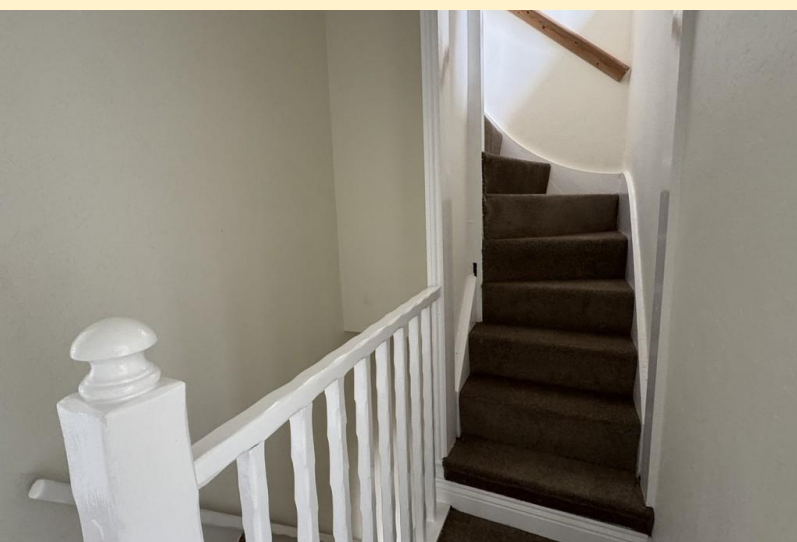
**NORTH SIDE OF MELTON MOWBRAY**

**COUNCIL TAX BAND A**

**01664 566258**

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Great first time buy opportunity and offered with no upward chain. Three double bedroom mid-terraced house within walking distance of local schools, amenities and the town centre.

The accommodation on offer comprises; lounge, dining room, kitchen and bathroom to the ground floor, two double bedrooms to the first floor and a further double bedroom to the second floor. The property also benefits from a garden to the rear with patio.

**LOUNGE** 10' 11" x 12' 10" (3.33m x 3.93m) Front door into the lounge having a walk-in bay window to the front aspect, radiator, feature fireplace with gas fire, laminate wood flooring and a glazed door to the dining room.

**DINING ROOM** 10' 11" x 13' 0" (3.35m x 3.98m) Having a window to the rear aspect, radiator, feature open fireplace, glazed door to the staircase, under stairs storage cupboard, laminate wood flooring and opening to the kitchen.

**KITCHEN** 11' 11" x 6' 5" (3.64m x 1.98m) Fitted with a range of wall, base and drawer units topped with work surfaces, stainless steel sink and drainer, space and plumbing for a washing machine and a Beko freestanding cooker. Window to the side aspect, archway to the rear lobby with space for a fridge freezer, external door to the garden and door to the bathroom.

**BATHROOM** 7' 11" x 5' 1" (2.42m x 1.55m) Comprising of a panel bath with shower over, low flush WC and a pedestal wash hand basin with bathroom cabinet above. Obscure glazed window, radiator and vinyl flooring.

**LANDING** Taking the stairs from the dining room to the first floor landing stairs rising to the third bedroom and having doors off to;

**BEDROOM ONE** 11' 2" x 10' 11" (3.42m x 3.33m) Having a window to the front aspect, radiator and carpet flooring.

**BEDROOM TWO** 10' 7" x 10' 11" (3.25m x 3.35m) Having a window to the rear aspect, radiator, built-in storage housing the Baxi boiler and carpet flooring.

**BEDROOM THREE** 10' 11" x 14' 1" (3.35m x 4.30m) Taking the stairs up to the third double bedroom having a window to the rear aspect, radiator and carpet flooring.

**FRONT ASPECT** Paved and gravel bed courtyard garden with post and rail fencing.

**REAR GARDEN** Having concrete adjacent to the house, outside tap, paved pathway to a small lawn and garden shed with electric.

**PERSONAL INTEREST** In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff/a member of staff within Middletons Estate Agents.

**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.